

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		CANDIA ST, ARLINGTON

OWNERSHIP

Owner 1:	DELABARRE BYRON/BARBARA
Owner 2:	
Owner 3:	
Street 1:	50 CANDIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	SAUNDERS AMANDA J -
Owner 2:	-
Street 1:	50 CANDIA ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,301 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Wood Shingle Exterior and 1836 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9301		Sq. Ft.	Site		0	70.	0.75	5									489,318						489,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9301.000	247,300		489,300	736,600
Total Card	0.214	247,300		489,300	736,600
Total Parcel	0.214	247,300		489,300	736,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	401.20	/Parcel:	401.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	247,300	0	9,301.	489,300	736,600	736,600	Year End Roll	12/18/2019
2019	101	FV	208,900	0	9,301.	496,300	705,200	705,200	Year End Roll	1/3/2019
2018	101	FV	208,900	0	9,301.	370,500	579,400	579,400	Year End Roll	12/20/2017
2017	101	FV	208,900	0	9,301.	335,500	544,400	544,400	Year End Roll	1/3/2017
2016	101	FV	208,900	0	9,301.	321,600	530,500	530,500	Year End	1/4/2016
2015	101	FV	196,700	0	9,301.	272,600	469,300	469,300	Year End Roll	12/11/2014
2014	101	FV	193,300	0	9,301.	258,600	451,900	451,900	Year End Roll	12/16/2013
2013	101	FV	193,300	0	9,301.	246,100	439,400	439,400		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAUNDERS AMANDA	49860-508		7/30/2007		455,900	No	No		
SULLIVAN RUTH	45530-320		7/1/2005		448,500	No	No		
SULLIVAN RUTH	28803-144		7/3/1998	Family		1	No	No	F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2020	589	New Wind	4,000	C				
5/30/2014	565	Redo Kit	10,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2014	Info Fm Prmt	PC	PHIL C
12/3/2008	Meas/Inspect	163	PATRIOT
12/3/2008	MLS	MM	Mary M
12/13/2005	MLS	HC	Helen Chinal
5/9/2000	Inspected	276	PATRIOT
1/27/2000	Mailer Sent		
1/27/2000	Measured	264	PATRIOT
12/1/1991		PM	Peter M
Sign:	VERIFICATION OF VISIT NOT DATA		



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	57994
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

